

PLANNING COMMISSION MINUTES

November 1, 2000

CALL TO ORDER:

Chairman Dan Maks called the meeting to order at 7:00 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Chairman Dan Maks, Planning Commissioners Chuck Heckman, Eric Johansen, Brian Lynott and Vlad Voytilla. Planning Commissioners Bob Barnard and Sharon Dunham were excused.

Principal Planner Hal Bergsma, Senior Planner Alan Whitworth, Associate Planner Jeff Salvon, Economic Development Manager Janet Young, Assistant City Attorney Ted Naemura and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Maks, who presented the format for the meeting.

VISITORS:

Chairman Maks asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATION:

Principal Planner Hal Bergsma reviewed the schedule for Public Hearings, observing that tonight's Public Hearings include CPA 2000-0005 – Economy Element of the Comprehensive Plan and CPA 2000-0012 – Public Facilities and Services Element of the Comprehensive Plan and Public Facilities Plan. He pointed out that because the Staff Report for CPA 2000-0012 had not been available to the public the required thirty days prior to this Public Hearing, staff is requesting a continuance until November 29, 2000.

Mr. Bergsma reported that Public Hearings scheduled for November 8, 2000, include CPA 2000-0009 -- Housing Element of the Comprehensive Plan; CPA 2000-0010 and TA 2000-0009 -- Environmental Quality and Safety Element of the Comprehensive Plan and Portions of the Development Code; and CPA 2000-

0011 and TA 2000-0008 -- Natural, Cultural, Historic, Scenic, Open Space and Energy Resources Element of the Comprehensive Plan and Portions of the Development Code, adding that staff is also requesting that these Public Hearings be continued.

Mr. Bergsma commented that the continued Public Hearing for CPA 2000-0025 -- Comprehensive Plan Land Use Element is scheduled for November 15, 2000.

Mr. Bergsma noted that a Public Hearing would be scheduled for December 13, 2000, in order to consider four ordinances providing for the codification of the changes recommending approval of the Comprehensive Plan to address Title 3 of the Metro Functional Plan and Goal 5. He emphasized that the Public Hearing would address the actual ordinances, rather than case numbers, pointing out that the Planning Commission has already recommended approval and that this action addresses any legal concerns.

Chairman Maks questioned whether a summary would be provided along with the ordinances.

Mr. Bergsma assured Chairman Maks that staff would provide an overview highlighting any changes, noting that at this point, all required Periodic Review tasks would be virtually complete, with the exception of the Merlo Plan process.

Chairman Maks questioned the status of Code Review.

Mr. Bergsma advised Chairman Maks that Code Review is not included in Periodic Review, adding that this should complete the amendments to the Comprehensive Plan.

NEW BUSINESS:

PUBLIC HEARINGS:

Chairman Maks opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

A. CPA 2000-0005 -- ECONOMY ELEMENT OF THE COMPREHENSIVE PLAN

The proposed amendment responds to State Periodic Review Requirements, addresses Statewide Planning Goal 9 (Economic Development Needs) and would add a new Economy Element to the Comprehensive Plan. The function of this

1 element is to establish a base of goals and policies necessary in implementing
2 Beaverton's Economic Development Strategic Plan. Both map and text changes
3 will be included in the proposal.
4

5 Associate Planner Jeff Salvon presented the Staff Report and described the
6 proposed Economy Element which is required by Periodic Review. The
7 Economy Element will also provide a policy basis for the Economic Development
8 Strategic Plan, which has already been approved by the City Council. The
9 strategic plan provided great deal of the groundwork for this element. The
10 various review criteria were from multiple sources, resulting in a matrix in the
11 beginning of the Staff Report to identify all of the redundancies. He referred to
12 the buildable lands map, identifying the vacant commercial and industrial lands,
13 adding that everything that is included in the vacant lands inventory will also be
14 included in the buildable lands inventory. He pointed out that both maps reiterate
15 the fact that we are basically running out of land, noting that although many
16 properties are identified as buildable under the accepted definitions, there is very
17 little likelihood that some of these properties will be redeveloped. He clarified
18 that if the land value of a property is greater than the improvement value by more
19 than 25%, the property is designated as redevelopable or underutilized. He
20 pointed out that one of the results is that auto dealerships and gas stations are
21 designated as redevelopable property. Concluding, he offered to respond to any
22 questions or comments, adding that Economic Development Manager is also
23 available for comments.
24

25 Commissioner Heckman observed that page numbers are not included in the Staff
26 Report, and referred to the table on page 4, specifically Item No. 15 under Policy
27 and Implementation. He questioned whether Mr. Salvon considers it a reasonable
28 goal to designate land suitable to meet land needs for each zoning category over a
29 20-year time period.
30

31 Mr. Salvon agreed that this might not be an obtainable goal for the City of
32 Beaverton, observing that the area has already reached the urban growth
33 boundaries. He pointed out that the City was also short by about 15% of
34 achieving Metro's job targets.
35

36 Commissioner Heckman expressed his opinion that within 15% of the
37 expectations is pretty close.
38

39 Mr. Salvon advised Commissioner Heckman that the 15% is very likely on the
40 optimistic side.
41

42 Commissioner Heckman referred to page 6, Item 7, specifically to examine the
43 role of various market factors, and requested clarification of these market factors.
44

45 Mr. Salvon informed Commissioner Heckman that this had been addressed within
46 the Economic Development Strategic Plan, noting that the various factors would

1 likely include the demand for certain types of uses. He discussed the possibility
2 of identifying potential uses that are not land-intensive.

3
4 Commissioner Heckman referred to page 6, Item 10, specifically the comment
5 that the City of Beaverton is requesting an exception from the Metro job targets
6 due to the limited amount of buildable land in the City for industrial and office
7 development. He questioned whether any response has been received from
8 Metro.

9
10 Mr. Salvon advised Commissioner Heckman that Metro is waiting for all of the
11 involved cities to complete their compliance efforts, as well as the City of
12 Beaverton to complete efforts on Title 1. He added that Metro staff has indicated
13 that this request should not present a problem.

14
15 Mr. Bergsma clarified that although Metro had asked for a formal request, the
16 City of Beaverton has not yet submitted this documentation. He explained the
17 exception process at Metro, observing that the request is submitted and reviewed
18 by the Metro Policy Advisory Committee, adding that this committee would then
19 submit their recommendation to the Metro Council. Noting that the City of
20 Beaverton is not the only entity in this region currently experiencing a problem of
21 this nature, he expressed his opinion that that the exception request should not
22 create any additional difficulties.

23
24 Commissioner Heckman suggested that Item 10 of page 6 should indicate that the
25 City of Beaverton is preparing to submit an exception request.

26
27 Mr. Salvon agreed with Commissioner Heckman's suggestion, and Mr. Bergsma
28 indicated that this issue would be addressed.

29
30 Commissioner Heckman referred to page 7, item 12, specifically providing for
31 compatible uses on or near sites zoned for Commercial and Industrial uses,
32 expressing his opinion that this is not very clear.

33
34 Mr. Salvon agreed that this section is vague, adding that a lot of the work
35 regarding compatibility between adjacent uses was done with the adoption of the
36 zoning ordinance, and on a continuing basis through rezoning.

37
38 Commissioner Heckman referred to page 7, Item 15, specifically designating land
39 suitable to meet land needs for each zoning category over a 20-year time period,
40 and expressed his opinion that this section was very well written.

41
42 Commissioner Heckman referred to lines 18 and 19 of page 8, specifically that the
43 City's Buildable Lands Analysis does not attempt to associate the types of jobs
44 that are needed with specific land use categories identified as buildable. He
45 questioned the effect that this would have upon Metro.

46

1 Mr. Salvon advised Commissioner Heckman that it has not yet been possible to
2 break this section down to the kinds of jobs, basically because the available data
3 is aggregated on a regional or county level. He pointed out that Metro has
4 additionally provided a job target that does not actually specify the types of jobs.

5
6 Commissioner Heckman referred to lines 16 through 19 of page 13, regarding the
7 employment target and 85% compliance, expressing his opinion that 85% is a
8 good result, in consideration of the available lands and employment.

9
10 Commissioner Heckman referred to lines 34 and 35 of page 13, and questioned
11 whether the recent action regarding Title 4 has been appealed.

12
13 Mr. Bergsma advised Commissioner Heckman that the recent Title 4 action has
14 not been appealed.

15
16 Commissioner Heckman referred to page 14, observing that lines 7 and 8 appear
17 to be missing.

18
19 Mr. Salvon advised Commissioner Heckman that the missing lines are the result
20 of a formatting error during the editing process.

21
22 Commissioner Heckman referred to line 22 of page 15, requesting clarification of
23 the term demonstrated public need.

24
25 Mr. Salvon explained that the public need would basically involve enhancing the
26 City's economy, providing more jobs, remaining competitive with other cities and
27 providing an attractive place for businesses to relocate.

28
29 Commissioner Heckman suggested that the public need would basically address
30 keeping the City of Beaverton current with the rest of the country.

31
32 Commissioner Johansen referred to page 4, specifically the Analysis to be
33 Performed and Policy and Implementation, emphasizing the fact that the shortage
34 of developable land includes residential.

35
36 Mr. Salvon advised Commissioner Johansen that this issue would be addressed
37 with the Housing Element, which would include a Buildable Lands Inventory for
38 housing.

39
40 Commissioner Johansen referred to Item 5 of page 5, specifically serviceability of
41 public facilities to buildable parcels, requesting clarification of whether public
42 facilities include transportation.

43
44 Mr. Salvon clarified that this section only includes access, adding that if it is not
45 included in this item, transportation is included in a separate item.

46

1 Commissioner Johansen expressed concern with potential problems with
2 transportation facilities.

3

4 Mr. Bergsma clarified that the issue involves whether the facilities are present,
5 noting that whether they are adequate is a separate issue.

6

7 Chairman Maks expressed his opinion that access to these facilities is not
8 sufficient, noting that the area is currently experiencing problems with moving
9 freight.

10

11 Commissioner Voytilla observed that he has a problem with the reference to
12 "necessary" public utilities, expressing his concern with inadequate facilities and
13 capacities.

14

15 Chairman Maks agreed that the reference to necessary public facilities is not
16 actually accurate.

17

18 Commissioner Voytilla emphasized that while the necessary technology for
19 telecommunications infrastructure is available, it is not actually in place. He
20 pointed out that this technology has been addressed in policy as something we
21 want to have happen, but it is not actually there today.

22

23 Commissioner Johansen referred to line 1 of page 8, commenting that it is not
24 actually accurate under the Measure 50 finance environment to indicate that the
25 tax rates decrease.

26

27 Mr. Salvon advised Commissioner Johansen that there had been a cursory
28 comparison between the City of Beaverton and the City of Hillsboro. He pointed
29 out that he believes that the City of Hillsboro is able to offer a lower tax rate,
30 basically due to a greater amount of commercial and industrial lands.

31

32 Commissioner Johansen expressed his opinion that the rates were permanent and
33 would not change.

34

35 Mr. Bergsma informed Commissioner Johansen that the City of Beaverton's tax
36 rate did actually decrease slightly this year.

37

38 Commissioner Johansen questioned verification of whether Mr. Bergsma is
39 referring to the operating rate, as opposed to the general obligation bond rate,
40 which varies.

41

42 Mr. Bergsma clarified that the overall tax rate had decreased this year, pointing
43 out that this included both the operating rate and the bond rate.

44

1 Commissioner Johansen referred to page 6 of the Strategic Plan, expressing
2 concern that Eating and Drinking Places are still number one in the top industry
3 segments by total employment.
4

5 Mr. Salvon observed that this defers to the Economic Strategic Plan, noting that
6 his impression is that the emphasis is on targeting information-based industries.
7

8 Economic Development Manager Janet Young referred to page 6 of Strategic
9 Plan, pointing out that this indicates a reflection of what is there currently. She
10 referred to page 10 of the Strategic Plan, noting that the targeted businesses and
11 industries tie together the discussion regarding the factors that are driving our
12 economy today, including the lack of land. She mentioned that the industries
13 within the traded sector generate a great deal of the wealth within the community,
14 adding that this plan is designed to assist the City of Beaverton in focussing on
15 certain areas. She suggested that this would provide guidance to the City Council
16 as they make decisions regarding such things as the creation of incentives for
17 certain types of businesses.
18

19 Commissioner Johansen questioned whether this would include the recruitment of
20 businesses in those areas.
21

22 Ms. Young advised Commissioner Johansen that the recruitment of businesses in
23 those areas would be considered, adding that she would not invest her time in
24 eating and drinking establishments, which are a natural by-product of the
25 existence of good jobs in a community.
26

27 Chairman Maks referred to page 6, specifically the top 11 industry segments by
28 total employment, and requested clarification of which types should be moved
29 further from the top of the list.
30

31 Ms. Young advised Chairman Maks that the focus had been on the traded-sector
32 industry again, noting that places like car dealers, unless they have a great Internet
33 business, are generally more of a local service industry. She mentioned that some
34 of the basic services or traded services, such as engineering companies,
35 conceivably do business worldwide. She emphasized that while the focus is upon
36 bringing wealth into the community, this could possibly be a car dealer,
37 depending upon how this company conducts business.
38

39 Chairman Maks emphasized that it is necessary to have a mix of different types of
40 businesses.
41

42 Ms. Young advised Chairman Maks that this mix is achieved by obtaining the
43 basic industries, adding that other jobs are the normal spin-offs of these basic
44 industries.
45

1 Commissioner Heckman requested clarification of what Ms. Young considers
2 basic industries.

3
4 Ms. Young clarified that in this community, the basic industries include research
5 and development facilities, manufacturing, electronics and food processing,
6 adding that these types of jobs have a tendency to create the highest average
7 wages.

8
9 Commissioner Heckman referred to page 6 of the Strategic Plan, specifically the
10 top industry segments by total employment, items 1 through 11, and questioned
11 whether these are determined by the number of individual employees or actual
12 payroll generated.

13
14 Ms. Young verified that this determination is based upon the number of people
15 employed, emphasizing that the payroll for the eating and drinking establishments
16 would be considerably less than those of the other industries. She pointed out that
17 because the City of Beaverton is defined by the State Employment Department,
18 Nike and Tektronix and other such industries had been included, although they
19 are not actually within the City limits, which increased the apparel wholesale
20 segment.

21
22 Commissioner Voytilla referred to the data that determined the top industry
23 segments by total employment, specifically whether information is available
24 indicating how these ratios have changed over the past ten, twenty or forty years.

25
26 Ms. Young advised Commissioner Voytilla that she does not have this
27 information for the City of Beaverton. She observed that because this community
28 has had the advantage of an electronics industry longer than the remainder of the
29 State of Oregon due to Tektronix. She explained that since the electronics
30 industry surpassed lumber products as the major employer in the state
31 approximately ten years ago, there has clearly been a major shift from resource
32 based economy to a high-tech economy.

33
34 Chairman Maks pointed out that he appreciates diversity, adding that a recent
35 market study identified shifting housing needs due to the increase in the
36 electronics industry. He noted that although these employees have a high income,
37 this has created a more transient and mobile lifestyle, resulting in a greater
38 tendency to rent, rather than purchase, a home. He requested clarification of
39 whether a shift in the top industry segments by total employment would also
40 create a shift in the housing needs.

41
42 Mr. Salvon advised Chairman Maks that a shift in the top industry segments by
43 total employment would also shift the housing needs, adding that Metro has
44 initiated an Affordable Housing Technical Advisory Committee, which has
45 provided specific affordable housing targets for all of the cities in the region.
46

1 Observing that he is not particularly concerned with Metro's targets regarding this
2 issue, Chairman Maks emphasized his concern with this shift that could
3 necessitate other changes. He pointed out that while strong economic
4 development is desired, it is also necessary to have the capacity to provide the
5 services locally, which includes affordable housing.

6
7 Mr. Salvon mentioned that housing is considered on a regional basis by Metro,
8 adding that any target imposed upon the City of Beaverton would be what is
9 considered our share. He referred to a document entitled "Jobs Housing Balance",
10 which states that a surplus of jobs with wages below 30% of the median indicates
11 that more housing should be available to accommodate those income levels. He
12 pointed out that the City of Beaverton has more housing than necessary for the
13 upper-income sector and insufficient low-income housing.

14
15 Chairman Maks agreed that the availability of affordable housing is one of his
16 main concerns. He also explained that regardless of how high their income is,
17 many high-tech employees are not interested in purchasing a home because of
18 their tendency to relocate often.

19
20 Commissioner Heckman referred to the term "surplus of lower-paying jobs",
21 requesting clarification of this situation.

22
23 Mr. Salvon advised Commissioner Heckman that the City of Beaverton had
24 surpassed the regional measure regarding the distribution of job rates, explaining
25 that a comparison of wages to income levels indicates that the area has more than
26 its share of lower-income wages.

27
28 Commissioner Heckman questioned whether these individuals are commuting to
29 these low-income jobs because low-income housing is not available locally.

30
31 Mr. Salvon informed Commissioner Heckman that with insufficient low-income
32 housing available, these individuals are forced to commute to their low-income
33 jobs. He pointed out that one of the goals of the jobs/housing balance is to
34 eliminate or reduce some of these commuting patterns.

35
36 Commissioner Voytilla emphasized that it is still necessary to provide the basic
37 core of services to support the needs of the entire population, noting that
38 transportation is a real issue.

39
40 On question, Mr. Bergsma advised Chairman Maks that employment ratios per
41 acre do take into account the concept of multiple shifts.

42
43 Commissioner Voytilla discussed the issue of densification, emphasizing the
44 necessity of increasing everything involved.

45

1 Ms. Young discussed the scarcity of vacant green field land, observing that most
2 future development would be redevelopment. She mentioned that most high-
3 density areas have discovered different mechanisms to accommodate the types of
4 services that occur, adding that there is also a shift in how these services occur,
5 such as groceries, which many people order on-line.

6
7 Commissioner Voytilla referred to page 15 of the Staff Report, specifically the
8 finding that this proposal will not be detrimental to the quality of life, including
9 the economy, environment, public health, safety or welfare (Criterion 1.3.1.4).
10 He expressed concern that some of the actions described have a real potential to
11 create these types of problems. He mentioned the possibility of creating more
12 high-tech facilities with high-paying jobs without the accommodations to support
13 the individuals who would locate here.

14
15 Chairman Maks observed that Commissioner Johansen has been emphasizing that
16 when something is changed, it is necessary to determine the all of the costs and
17 effects.

18
19 Commissioner Voytilla referred to the year 2040, specifically what it will mean to
20 this economic plan component.

21
22 Mr. Salvon advised Commissioner Voytilla that the information he utilizes
23 generally spans a period of twenty years.

24
25 Mr. Bergsma noted that the Economy Element is fairly vague in terms of the 2040
26 growth concept, adding that the City of Beaverton is close to meeting the
27 functional plan requirements regarding employment. He mentioned that this
28 requirement reflects the growth concept notion of having higher density within
29 the present urban areas, particularly mixed-use areas, such as regional centers and
30 town centers.

31
32 Commissioner Heckman referred to page 1, specifically regarding the surplus of
33 jobs paying below the average wage, expressing concern with this
34 disproportionate share of lower income jobs.

35
36 Mr. Salvon explained how this surplus had been determined.

37
38 On question, Ms. Young advised Commissioner Heckman that the amount of
39 redevelopable land is dependent upon current land values and the rents that can be
40 achieved.

41
42 **PUBLIC TESTIMONY:**

43
44 On question, no member of the public appeared to testify at this time.

45

Commissioner Johansen observed that he would like his tax rate question answered, adding that he would like staff to return with some revised language.

Mr. Bergsma mentioned that this is the Staff Report, rather than the actual Economy Element, adding that it is necessary to adjust some of the findings.

Mr. Salvon advised the Commissioners that some of their concerns might be addressed in the strategy itself, which is the basis for the element and has already been adopted.

On question, Mr. Naemura informed Chairman Maks that providing that time is not an issue, a more clear decision would be available with a clear, revised findings document, which would not be extensive.

Commissioner Lynott **MOVED** and Commissioner Heckman **SECONDED** a motion that CPA 2000-0005 -- Economy Element of the Comprehensive Plan, be continued to a date certain of November 8, 2000.

Motion **CARRIED**, unanimously.

8:20 p.m. -- Commissioner Heckman left.

8:20 p.m. to 8:26 p.m. – break.

B. CPA 2000-0012 -- PUBLIC FACILITIES AND SERVICES ELEMENT OF THE COMPREHENSIVE PLAN AND PUBLIC FACILITIES PLAN

The proposed amendment responds to State Periodic Review requirements and addresses Statewide Planning Goal 8 (Recreation Needs) and Goal 11 (Public Facilities and Services). The proposed amendment would add a new Public Facilities and Services Element to the Comprehensive Plan that incorporates the Public Facilities Plan and deletes the current Public Services Element and current Public Facilities Plan. The new Element will deal with Beaverton's Urban Services Area, Storm Water Drainage, Potable Water, Sanitary Sewer, Schools, Parks and Recreation, Fire Protection and Emergency Medical Services.

Senior Planner Alan Whitworth presented the Staff Report and described the Public Facilities Plan, observing that the current plan was adopted in 1987 and has not been updated since that time. He noted that the proposed plan references the most recent versions of the plans of Tualatin Valley Water District, West Slope Water District and Beaverton School District, all of which are currently in the process of updating their plans. He reviewed several corrections throughout the plan and observed that because the Staff Report had not been available to the public the required thirty days prior to this Public Hearing, staff is recommending a continuance. Concluding, he offered to respond to any questions or comments.

1 Commissioner Voytilla referred to page 10 of the Staff Report, regarding regional
2 accessibility and the assumption that the adoption of this amendment under Title 6
3 would have no impact. He referred to Title 4, specifically the statement that this
4 would not increase or decrease the employment and industrial areas and
5 questioned whether this would displace to other communities.

6

7 Mr. Whitworth advised Commissioner Voytilla that the adoption of this element
8 is not increasing or decreasing the employment and industrial areas.

9

10 Commissioner Voytilla referred to line 14, page 6, of the element, questioning
11 whether arterial collector streets are publicly owned and maintained.

12

13 Mr. Whitworth advised Commissioner Voytilla that these streets are publicly
14 owned.

15

16 Mr. Bergsma clarified that there is a distinction between public roads and county
17 or city roads, adding that a certain road could be dedicated to the public but never
18 accepted by a particular agency. He pointed out that if maintenance is the
19 responsibility of a city or a county, it is considered to be a city or a county road.
20 He noted that it might be more correct to indicate that these are city-maintained
21 roads, rather than public roads.

22

23 Mr. Whitworth suggested that the phrase "of city-maintained arterial collectors
24 and local streets" would provide clarification of the situation.

25

26 Chairman Maks requested that staff clarify this with the City Attorney.

27

28 Commissioner Voytilla referred to page 8, regarding an agreement with
29 Washington County, expressing his frustration that this particular document, the
30 UPAA, has never been updated.

31

32 Mr. Whitworth mentioned that staff is hoping to work on that issue next year,
33 adding that both the City of Beaverton and Washington County are working
34 together in an attempt to create comparable zoning categories.

35

36 **PUBLIC TESTIMONY:**

37

38 On question, no member of the public appeared to testify at this time.

39

40 Commissioner Lynott **MOVED** and Commissioner Voytilla **SECONDED** a
41 motion continue CPA 2000-0012 -- Public Facilities and Services Element of the
42 Comprehensive Plan and Public Facilities Plan, to date certain of November 29,
43 2000.

44

45 Motion **CARRIED**, unanimously.

46

1 **APPROVAL OF MINUTES:**

2
3 Minutes of the meeting of October 11, 2000, submitted. Commissioner Lynott
4 **MOVED** and Commissioner Voytilla **SECONDED** a motion that the minutes be
5 approved as written.

6
7 Motion **CARRIED**, unanimously.

8
9 **MISCELLANEOUS BUSINESS:**

10
11 The meeting adjourned at 8:40 p.m.